

PLANNING BOARD
TOWN OF WILBRAHAM
240 Springfield Street
Wilbraham, Massachusetts 01095

Tracey Plantier, Acting Chair
John McCloskey
James Moore
James Rooney
Gordon Allen
Elizabeth George, Associate



Jeffrey Smith, Planning Director
Heidi Burnham, Admin. Assistant

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MINUTES OF THE WILBRAHAM PLANNING BOARD
WEDNESDAY, AUGUST 11, 2021

In attendance: Tracey Plantier Acting Chair
John McCloskey
James Moore
James Rooney
Gordon Allen
Elizabeth George, Associate

Staff: Jeffrey Smith, Planning Director
John J Walsh Jr, Building Inspector
Heidi Burnham, Administrative Assistant

Acting Chair Tracey Plantier called the meeting to order at 6:25 PM and asked those assembled in the room to proudly join the Planning Board in the recitation of the Pledge of Allegiance.

1. **Approval of Minutes – July 14, 2021**

Acting Chair Tracey Plantier asked if there were any comments or suggested revisions to the draft minutes submitted for the July 14, 2021 Planning Board meeting. Acting Chair Tracey Plantier called for a motion to approve the above mentioned minutes of the Planning Board meeting.

MOTION (MOORE, ROONEY): I move that the Board approve the minutes of the July 14, 2021 Planning Board meeting as submitted. Approved (5-0).

2. **Citizens Open Forum**

No citizens took advantage of the open forum opportunity.

3. **Building Inspector's Report**

Building Inspector John Walsh had no updates for the Planning Board.

4. **Miscellaneous Information**

A. 120 Old Boston Road BOH Public Hearing July 12, 2021 & Resident Correspondence

The Planning Board discussed the above referenced informational item.

5. Public Hearing - Special Permit Application (SP21-02) – Three-Door Accessory Building

Russell, Elias & King Residence, 16 Wilson Street

Acting Chair Tracey Plantier opened the public hearing at 6:30 PM and read the legal notice into the record. Homeowners Kelly King and Peter Elias of 16 Wilson Street appeared before the Planning Board and presented a plan for the construction of a three-door accessory building on property located at 16 Wilson Street. The applicants reported that the planned use for the proposed accessory building is for their personal vehicles. No one appeared in opposition of the project. The Planning Board found the plan acceptable and agreed to grant the special permit.

MOTION (ROONEY, MOORE): I move that the Board close the public hearing. Approved (5-0).

MOTION (MCCLOSKEY, ROONEY): I move that the Board authorize the Planning Director and Acting Chair to prepare a draft decision granting approval with conditions for special permit application (SP21-02) for further consideration at the next meeting. Approved (5-0).

6. Appt Attorney Thomas Reidy – Representing Nouria Energy Corporation Regarding Redevelopment of 2788 & 2810 Boston Road Through Special Permit Amendment (SP17-02)

Attorney Thomas Reidy representing Nouria Energy Corporation and Engineer James Bernardino representing CMG Environmental, Inc. appeared before the Board and presented the proposed site improvements located at 2788 & 2810 Boston Road to demolish the existing touch free car wash and replace with a more technologically advanced car wash with eleven vacuum positions along the front of the proposed building. The proposed improvements include closing two existing curb cuts on the vacant lot to better control traffic and site circulations. Planning Director Jeffrey Smith shared that there is a state road project scheduled for Boston Road, recommended that the applicant reach out to MA DOT for more information, and consider timing of construction with this state road project to avoid possible impacts. Attorney Thomas Reidy documented the Board members concerns with lighting of the property, increased traffic flow, storm water drainage and signage on the premises.

7. Appt Glen Garvey – Special Permit Amendment (SP20-07)

Land of 2 Crane Park, LLC – 466 Main Street, 468-470 Main Street & 6 Burt Lane

Glen Garvey, representing 2 Crane Park, LLC, was not present for the presentation of the preliminary design changes to amend Special Permit (SP20-07) for construction of the Mixed Use Building proposed for property owned by 2 Crane Park, LLC located at 466 Main St, 468-470 Main St & 6 Burt Lane. Acting Chair Tracey Plantier and Planning Director Jeffrey Smith spoke with Glen Garvey earlier in the day and expressed their preference for a Public Hearing over concern that a major change to Town Center is extremely sensitive and needs more transparency. Acting Chair Tracey Plantier stated that Mr. Garvey was in full agreement and it was determined that the Board members would review the preliminary design plans and schedule a Public Hearing at a future meeting. The Planning Board reviewed the preliminary design plans proposed for the property located at 466 Main St, 468-470 Main St & 6 Burt Lane. Planning Director Jeffrey Smith documented the Board members feedback requesting to add a functional front door to the gable end of the building on Main Street and the need for a landscape design plan of the parking lot view from Main Street. The Planning Board agreed to schedule a Public Hearing on September 22, 2021 at 6:00PM.

8. **ZBA Special Permit Public Hearings – August 19, 2021**

A. Self-Storage Facility – New Woodcrest, LLC, 2201 Boston Road

B. Multi-Tenant Commercial Building – Demers Family Realty, LLC, 2110; 2118V; 2118 & 2124 Boston Road

Planning Director Jeffrey Smith gave the Board an overview of the above-listed ZBA applications and mentioned that the Zoning Board of Appeals values feedback correspondence from the Planning Board. The Board members agreed to send the Planning Director their comments on the Self-Storage Facility and authorized him to prepare a memo to the Zoning Board of Appeals on behalf of the Planning Board.

9. **Reorganization of the Planning Board**

The Planning Board agreed to postpone this item for discussion until after the Wilbraham Planning & Community Development Director position has been filled.

10. **Selection of PB Members for Wilbraham Planning & Community Development Director Screening Committee**

All Planning Board members were in agreement that John McCloskey and Tracey Plantier should participate in the screening for the Wilbraham Planning & Community Development Director.

11. **Planning Director's Report & Planning Board Updates**

Planning Director Jeffrey Smith had no updates to share with the Board.

12. **Meeting Schedule – Dates & Times**

The Planning Board agreed to meet on either September 1, 2021 or September 8, 2021 depending on scheduling conflicts and then on September 22, 2021. The Board agreed to change the start time of the Planning Board meetings from 6:00 PM to 5:30 PM starting with the next meeting and will reassess at a later point in time.

13. **Other Business**

Reserved for Matters the Chair Did Not Reasonably Anticipate at the Time of Posting

**A. Draft Decision - Special Permit Application (SP21-01) – Detached Accessory Building
Bretta Residence, 32 Eastwood Drive**

The Planning Board reviewed and approved the draft decision for the detached accessory building at the Bretta residence, 32 Eastwood Drive.

MOTION (MCCLOSKEY, MOORE): I move that the Board grant Special Permit SP21-01 subject to conditions of approval contained in the draft Notice of Decision dated July 14, 2021. Approved (5-0).

B. 126V Beebe Road – Special Permit Application (SP18-05) - Large-Scale Ground-Mounted Solar Energy System - BWC East Brook, LLC

Planning Director Jeffrey Smith presented the Board with an update of the Beebe Road Solar project after attending a conference call earlier in the day with DPW Director, Tonya Basch. There was a consensus among the Board members that the Board investigate the process of revoking a special permit that does not comply with the conditions and findings contained in the permit and then determine if the process should apply to this special permit.

MOTION (ROONEY, ALLEN): I move to authorize the Planning Director and Planning Board Chair to investigate and define procedures for the revocation of a previously granted special permit by this board that is currently not in compliance with conditions and findings listed on said permit, by meeting with Town Administrator and Town Counsel accordingly. Approved (5-0).

Having no further business, the meeting was adjourned by unanimous consent at 9:07 PM. The Board will reconvene at its next meeting on either **Wednesday, September 1, 2021 or Wednesday, September 8, 2021 at 5:30 PM.**

Submitted:

Heidi Burnham

Heidi Burnham, Admin. Assistant

Date: 10/20/21

Approved As To Form And Content:

Tracey Plantier

Tracey Plantier, Acting Chair

Date: 10-27-2021